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Chapter 7 Trustee

UNITED STATES BANKRUPTCY COURT
CENTRAL DISTRICT OF CALIFORNIA
LOS ANGELES DIVISION

In re:

PACIFIC THEATRES EXHIBITION
CORP., et al.,

Debtors.

-
- ☐ Affects all Debtors
- ☒ Affects Pacific Theatres Exhibition Corporation only
- ☐ Affects Pacific Theatres Entertainment Corporation
- ☐ Affects Pacific Cinemas Corporation only
- ☐ Affects Glendale Americana Theatre, LLC only
- ☐ Affects ArcLight Cinema Company only
- ☐ Affects ArcLight Visions, Inc. only

Chapter 7

Lead Case No.: 2:21-bk-15007-BB

Jointly administered with:
2:21-bk-15008-BB (Pacific Theatres Entertainment Corporation)
2:21-bk-15009-BB (Pacific Cinemas Corporation)
2:21-bk-15010-BB (Glendale Americana Theatre, LLC)
2:21-bk-15011-BB (ArcLight Cinema Company)
2:21-bk-15012-BB (ArcLight Visions, Inc.)

**NOTICE OF CHAPTER 7 TRUSTEE'S
INTENTION TO ABANDON ASSET**

[11 U.S.C. § 554(a); LBR 6007-1]

[No Hearing Required]

TO ALL PARTIES ENTITLED TO NOTICE:

PLEASE TAKE NOTICE that pursuant to 11 U.S.C. § 554(a) and Local Bankruptcy Rule 6007-1, Edward M. Wolkowitz, the duly appointed Chapter 7 Trustee (the “Trustee”) for the bankruptcy estates (the “Estates”) of Pacific Theatres Exhibition Corp. (“PTEC”), and jointly administered debtors, intends to abandon the PTEC Estate’s right, title, and interest (the “Partnership Interest”) in the general partnership known as the El Capitan Theatre Company (the “Partnership”).

The Trustee is informed and believes that the Partnership Interest is burdensome to the PTEC Estate and is of inconsequential value and benefit to the estate. Based on information obtained by the Trustee, the Partnership holds a ground lease on property known as the El Capitan Theatre (the “Theatre”) but subleased the Theatre to the other partner in the Partnership (the “Partner”) for a term effectively coextensive with the term of the ground lease. The subtenant pays rent directly to the ground lease landlord and, as a result of a 2019 settlement with a party related to the Partner, the Partnership receives none of the revenue of the Theatre. The Partner is also entitled to priority distributions, as a result of improvements it has funded. Based on this information, the Trustee has concluded that the Partnership Interest is of inconsequential value. In addition, PTEC’S status as managing partner nominally requires it to perform certain functions, such as preparation of tax returns. Hence, the Trustee believes that the Partnership Interest is also burdensome to the PTEC Estate, and that the proposed abandonment is in the best interests of the Estate and its creditors.

Pursuant to Local Bankruptcy Rule 6007-1, any objection and request for hearing must be filed and served on the undersigned not more than 14 days after service of this Notice. If no request for hearing is timely filed and served, the Trustee may take the proposed action and the Trustee will be deemed to have abandoned any interest in the Property 14 days from the date of mailing of this Notice, which date is noted below. No Court order will be required for the abandonment to be effective.

1 If a timely objection and request for hearing is filed and served, the Trustee shall within
2 21 days from the date of service of the response and request for hearing schedule and give not
3 less than 14 days notice of a hearing to those responding and to the United States Trustee. The
4 proceedings in such matters will be governed by Local Bankruptcy Rule 9013-1(o).

5
6 Dated: November 20, 2023

EDWARD M. WOLKOWITZ,
CHAPTER 7 TRUSTEE

7 By: /s/Philip A. Gasteier
8 Philip A. Gasteier
9 Jeffrey S. Kwong
10 LEVENE, NEALE, BENDER, YOO
11 & GOLUBCHIK L.L.P.
12 Attorneys for Edward M. Wolkowitz,
13 Chapter 7 Trustee
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PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is: 2818 La Cienega Avenue, Los Angeles, California 90034.

A true and correct copy of the foregoing document entitled **NOTICE OF CHAPTER 7 TRUSTEE'S INTENTION TO ABANDON ASSET** will be served or was served **(a)** on the judge in chambers in the form and manner required by LBR 5005-2(d); and **(b)** in the manner stated below:

1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF): Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On **November 20, 2023**, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:

- Kenechi R Agu kagu@kralelegal.com
- Ryan W Anderson randerson@gamlaw.com, llofredo@gamlaw.com
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- Abdul Wakil sal@sawlawgroup.com
- Edward M Wolkowitz (TR) emwtrustee@lnbyg.com, ecf.alert+Wolkowitz@titlexi.com

1 **2. SERVED BY UNITED STATES MAIL:** On **November 20, 2023**, I served the following persons and/or
2 entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a true
3 and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and
addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be
completed no later than 24 hours after the document is filed.

4 Honorable Sheri Bluebond
United States Bankruptcy Court
5 255 E. Temple Street, Suite 1534 / Courtroom 1539
Los Angeles, CA 90012

6 ☒ Service List served by U.S. Mail attached

7 **3. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR**
8 **EMAIL** (state method for each person or entity served): Pursuant to F.R.Civ.P. 5 and/or controlling LBR,
on **November 20, 2023**, I served the following persons and/or entities by personal delivery, overnight
9 mail service, or (for those who consented in writing to such service method), by facsimile transmission
and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on, or
overnight mail to, the judge will be completed no later than 24 hours after the document is filed.

10 None.

11 I declare under penalty of perjury under the laws of the United States of America that the foregoing is
12 true and correct.

13 November 20, 2023

D. Woo

/s/ D. Woo

Date

Type Name

Signature

Pacific Theatres
File No. 9493
Debtors, Rsn, Ust, 20 Largest And Secured
Creditors Consolidated

Erin N Brady
Hogan Lovells Us Llp
1999 Avenue Of The Stars, Suite 1400
Los Angeles, Ca 90067

Pacific Theatres Exhibition Corp., Pacific
Theatres Entertainment Corp., Et Al.
120 N Robertson Blvd., 3rd Floor
Los Angeles, Ca 90048

U.S. Trustee
United States Trustee (La)
915 Wilshire Blvd, Suite 1850
Los Angeles, Ca 90017

Secured
Bank Of America, N.A.
Attn: Sharad C. Bhatt
333 S Hope St, 13th Floor
Los Angeles, Ca 90071-1494

Secured
G. Christopher Miller
Bank Of America, N.A.
Mail Code Ma5-100-09-12
100 Federal Street
Boston, Ma 02110-1802

Secured
Robert Miller
Buchalter Firm
16435 North Scottsdale Rd, Suite 440
Scottsdale, Az 85254-1754

Royal Corp
10232 Palm Drive
Santa Fe Springs, Ca 90670-3368

City Of Boston: Treasury Department
Po Box 9715
Boston, Ma 02114-9715

Mundorff, George T.
1585 Temple Hills Dr
Laguna Beach, Ca 92651-2646

Capref Paseo Llc
5910 North Central Expressway Suite
1600/Attention: Paseo Asset Management
Dallas, Tx 75206-5173

Douglas Emmett 2016, Llc
1299 Ocean Avenue Suite 1000
Attention: Director Of Commercial Proper
Santa Monica, Ca 90401-1063

Savantis Group, Inc. Savantis Inc. Savantis
Solutions, Llc
100 Wood Ave South
Iselin, Nj 08830

Decurion Management Company
120 N Robertson
Los Angeles, Ca 90048-3108

Ladwp
Po Box 30808
Los Angeles, Ca 90030-0808

Buena Vista Pictures La
Po Box 732554
Dallas, Tx 75373-2554

Graycor Construction Company, Inc.
Two Mid America Plaza
Suite 400
Oakbrook Terrace, Il 60181-4714

Omcc Theater Owner, Llc
C/O Newmark Merrill Companies
5850 Canoga Ave Suite 650
Woodland Hills, Ca 91367-6573

Continental Rosecrans/Nash Lc
C/O Continental Development
Corporation
2041 Rosecrans Avenue, Suite 200
El Segundo, Ca 90245-4792

Macerich Smp, Lp
395 Santa Monica Place
Attn: Center Manager
Santa Monica, Ca 90401-2372

Sony Pictures Releasing - Js349a
10202 W Washington Blvd
Culver City, Ca 90232-3119

Gfm, Llc (Aka The Grove, Llc)
Po Box 31001-1534
Pasadena, Ca 91110-0001

Podium Developer Llc
C/O Boston Properties Limited Partnershi
800 Boylston Street, Suite 1900
Boston, Ma 02199-8103

Utc Venture Llc
C/O Westfield, Llc
11601 Wilshire Blvd, 12th Floor
Los Angeles, Ca 90025-0509

Macerich Lakewood, Lp
401 Wilshire Boulevard, #700
Santa Monica, Ca 90401-1452

Universal Film Exchange
Po Box 650572
Dallas, Tx 75265-0572

Gfm, Llc (Aka The Grove, Llc)
C/O Caruso Affiliated
101 The Grove Drive
Los Angeles, Ca 90036-6221

Paramount Pictures Corp
Po Box 100486
Pasadena, Ca 91189-0003

Wincal, Llc
120 N Robertson Blvd
3rd Floor
Los Angeles, Ca 90048-3115

Warner Bros Dist Corp
Po Box 2910
Toluca Lake, Ca 91610-0910

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Thousand Oaks, Ca 91362-4906

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Philadelphia, Pa 19101-7346

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LA County Treasurer And Tax Collector
Attn Bankruptcy Unit
Po Box 54110
Los Angeles Ca 90054-0110

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State Board Of Equalization
Account Information Group, Mic: 29
P.O. Box 942879
Sacramento, Ca 94279-0074

State Board Of Equalization
Special Operations Bankruptcy Team,
Mic:
P.O. Box 942879
Sacramento, Ca 94279-0074

Thomas, D'aughn
3106 W. 71st Street
Los Angeles, Ca 90043-4726

U.S. Securities And Exchange Commission
Attn: Bankruptcy Counsel
444 South Flower St., Ste 900
Los Angeles, Ca 90071-2934

U.S. Small Business Administration
Office Of General Counsel
312 North Spring St., 5th Floor
Los Angeles, Ca 90012-2678